HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: February 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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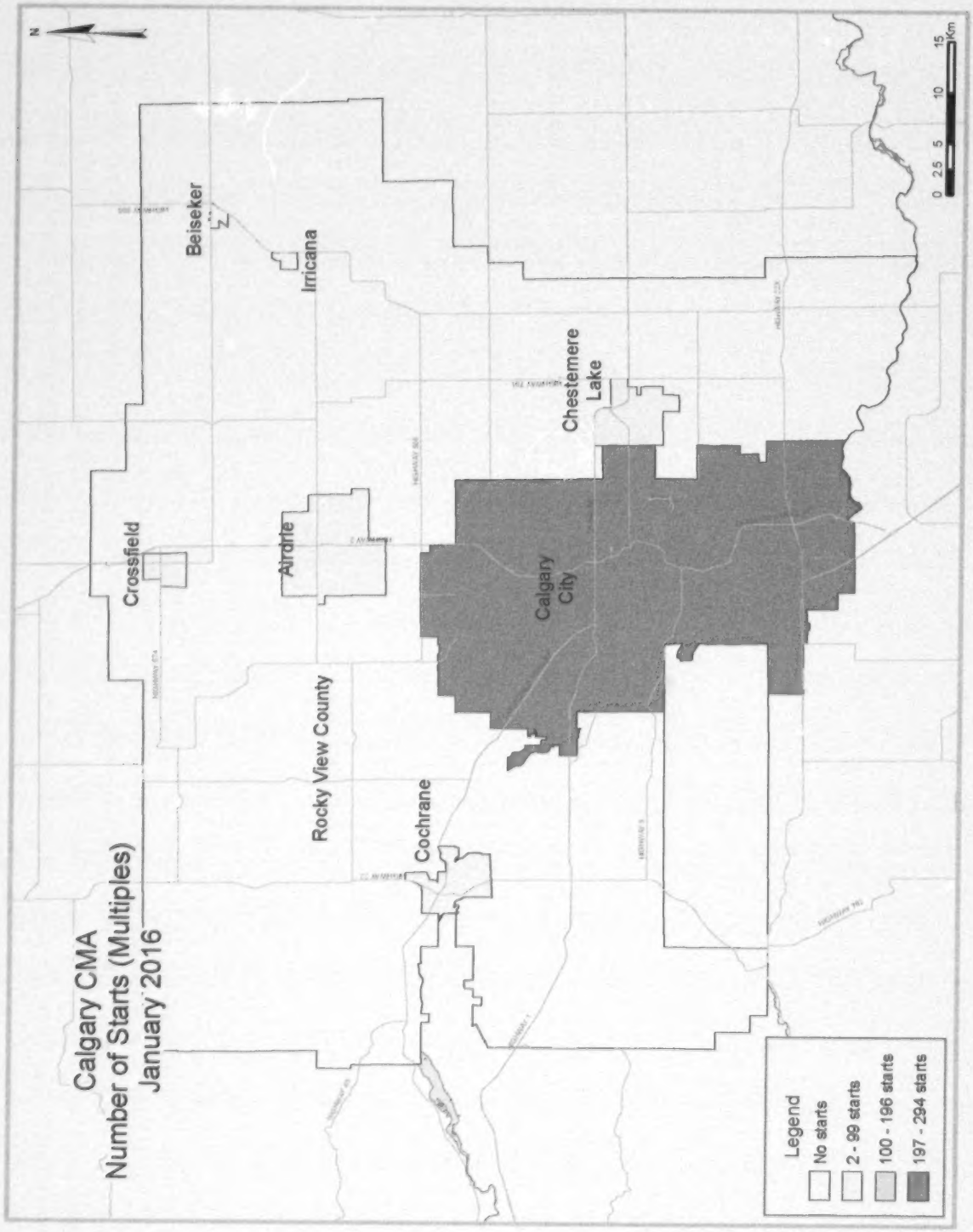
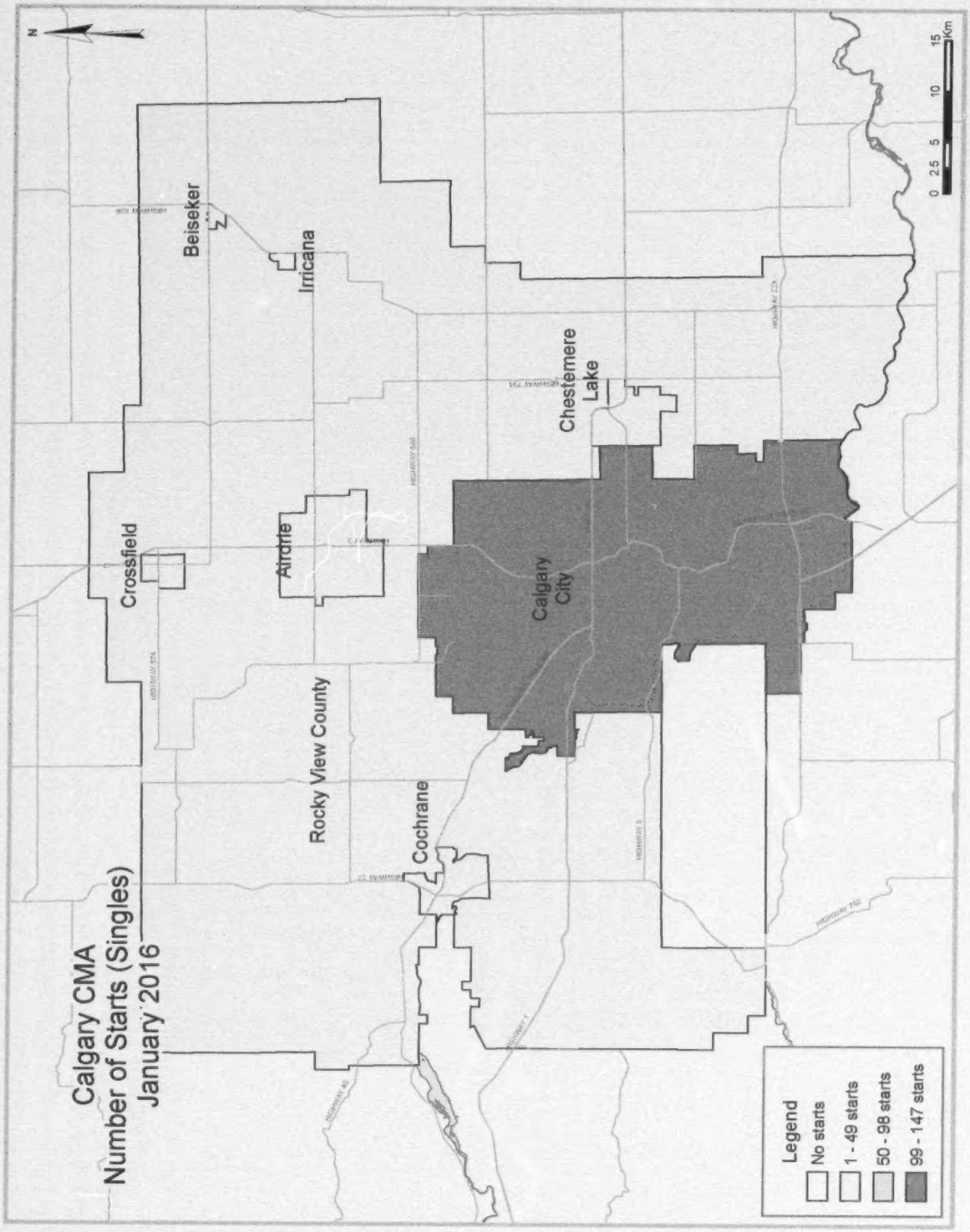
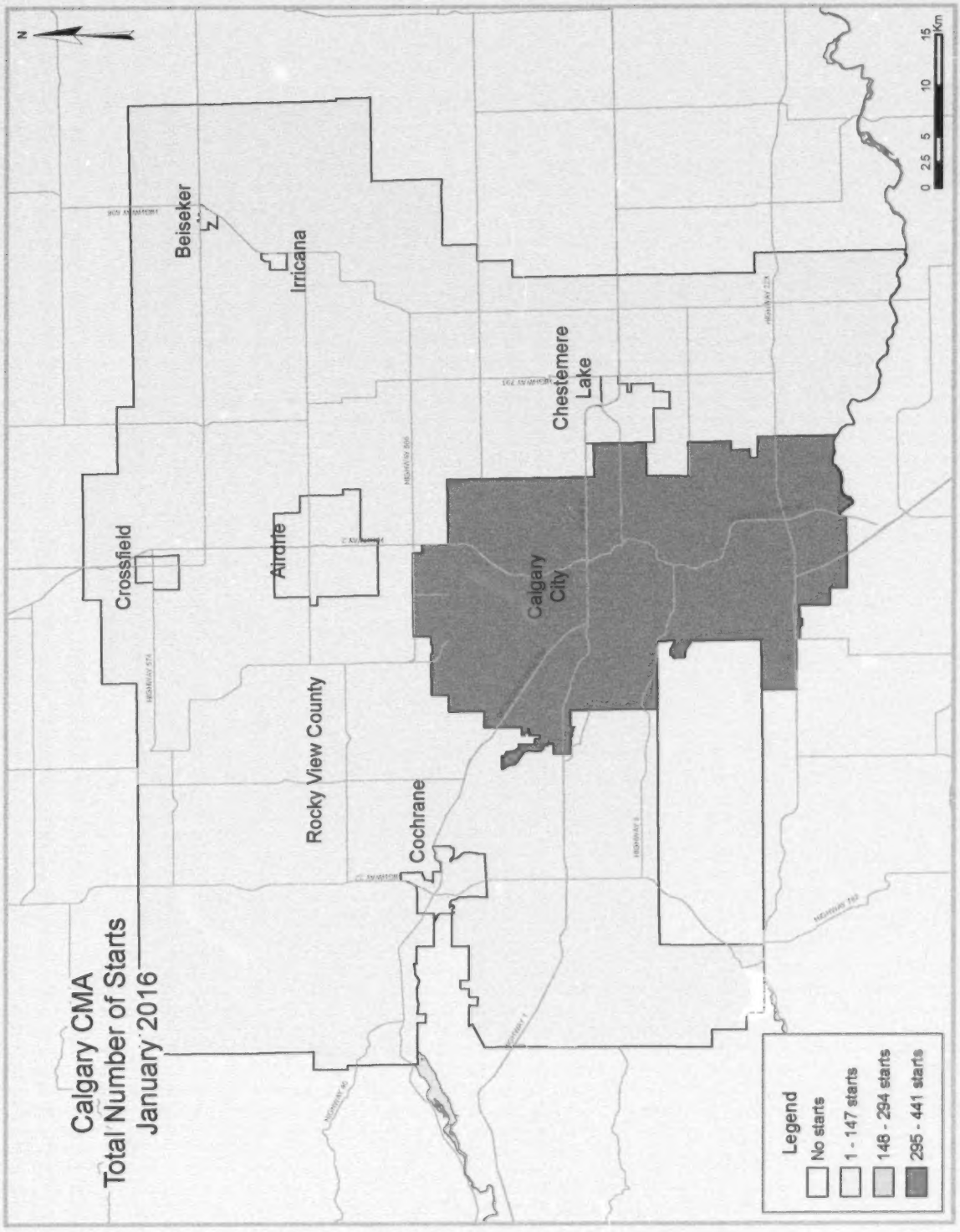
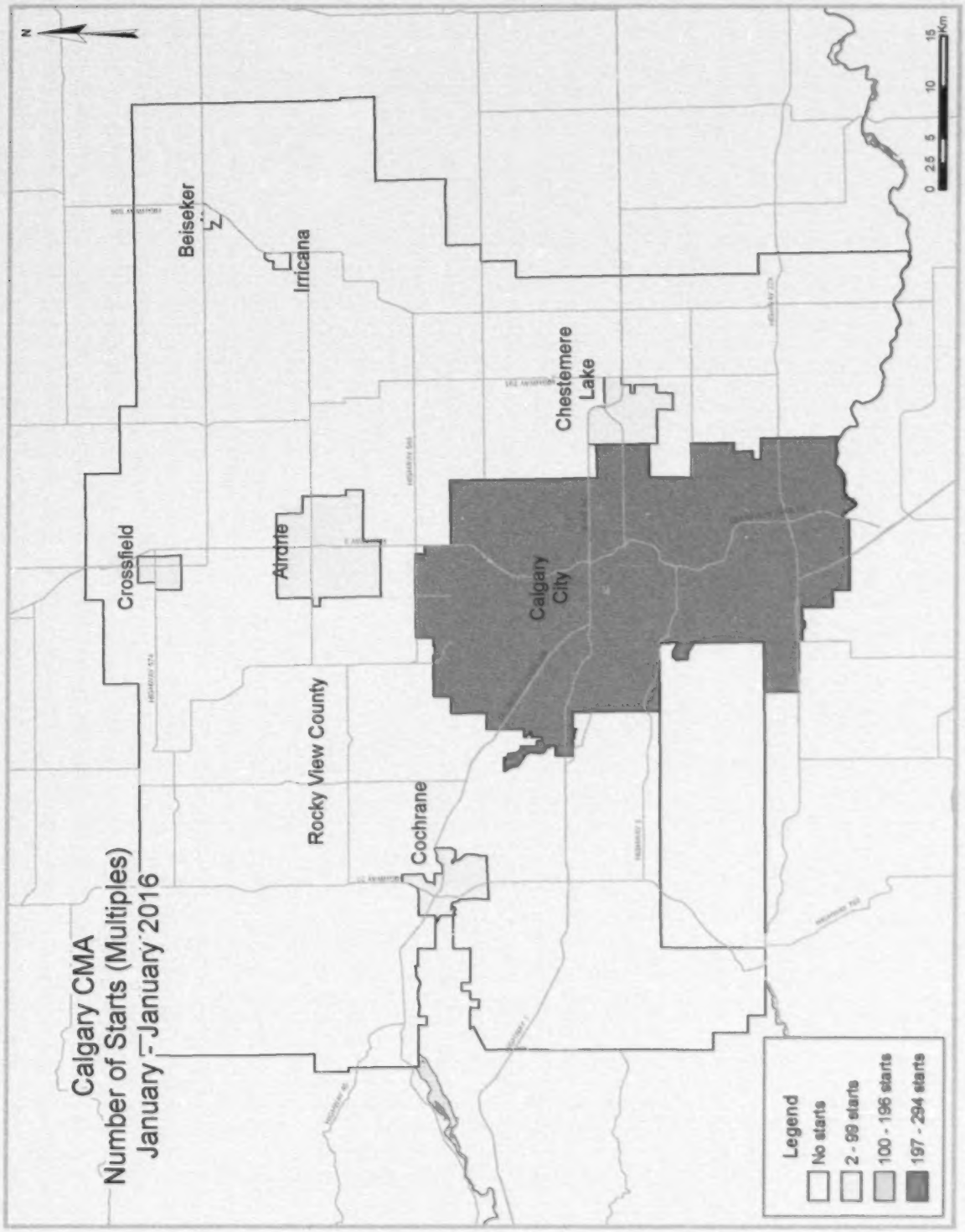

Calgary CMA
Number of Starts (Multiples)
January 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 99 starts
100 - 196 starts
197 - 294 starts


Calgary CMA
Number of Starts (Singles)
January 2016
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 49 starts
50 - 98 starts
99 - 147 starts


Calgary CMA
Total Number of Starts
January 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 147 starts
148 - 294 starts
295 - 441 starts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Cochrane
Legend
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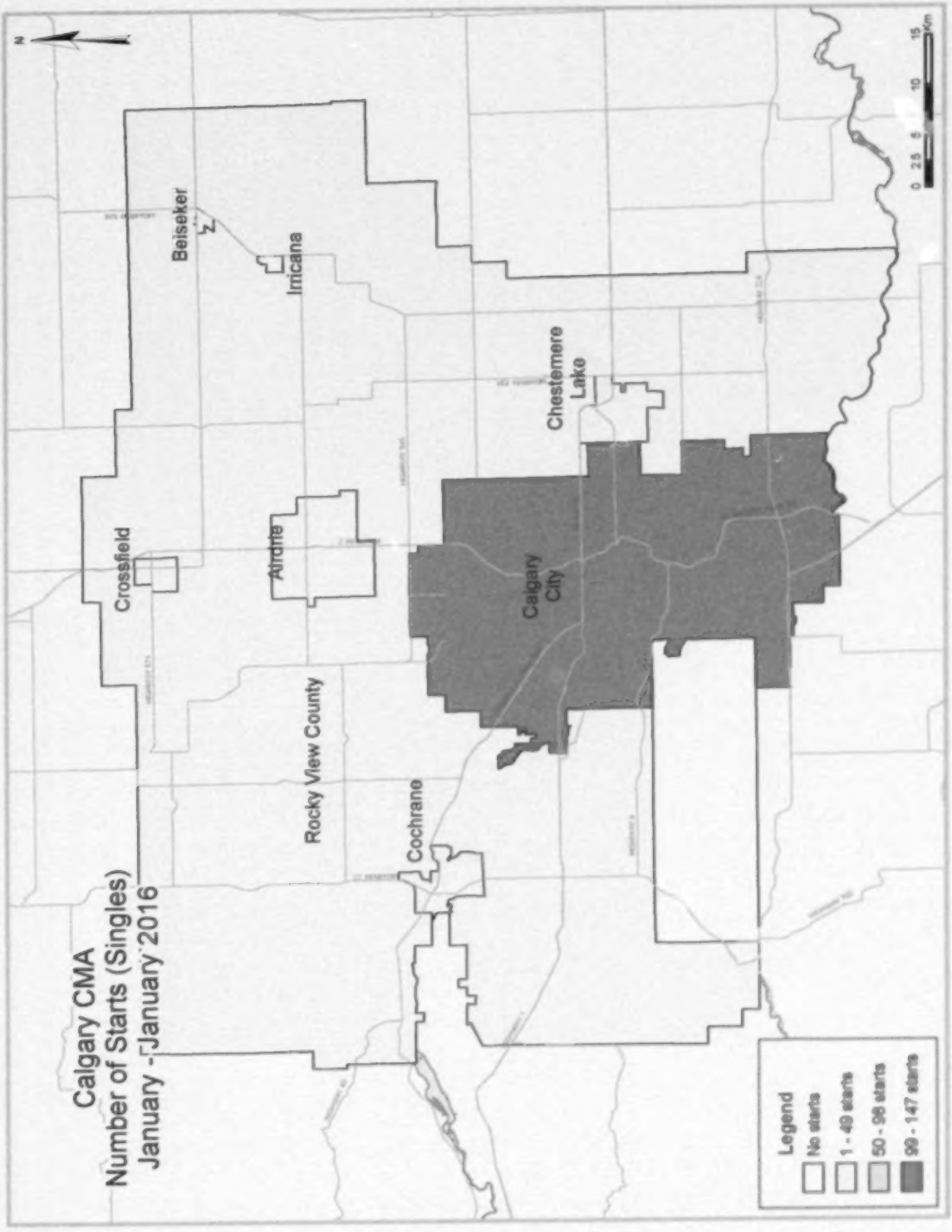
2 - 99 starts
100 - 196 starts
197 - 294 starts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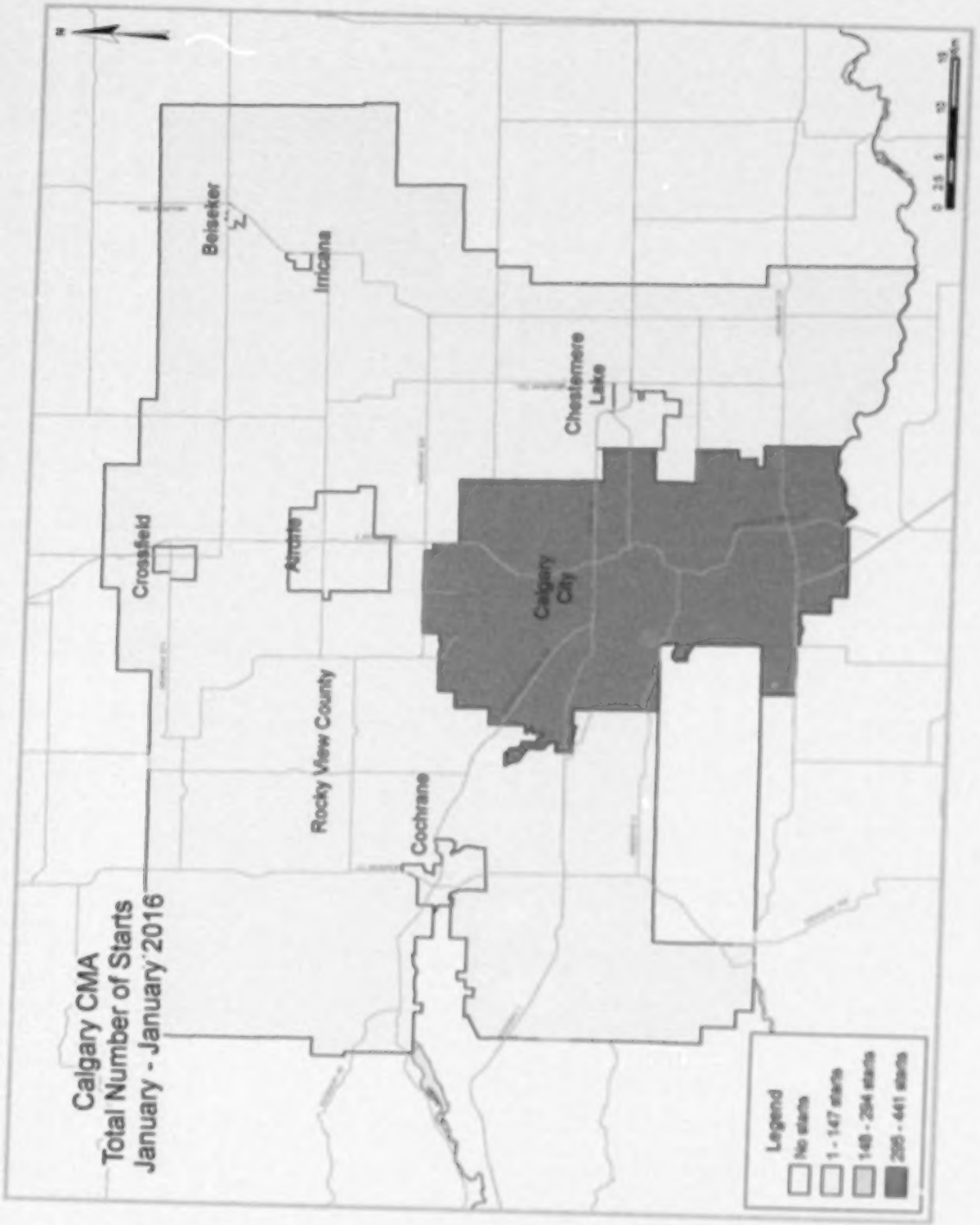
Calgary CMA
Total Number of Starts
January - January 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 147 starts
148 - 294 starts
295 - 441 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Calgary CMA[1]	December 2015	January 2016
Trend[2]	12,791	12,499
SAAR	9,130	7,592
	January 2015	January 2016
Actual		
January - Single-Detached	317	225
January - Multiples	430	340
January - Total	747	565
January to January - Single-Detached	317	225
January to January - Multiples	430	340
January to January - Total	747	565

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rate (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
January 2016

	Ownership						Rental		Trend*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	320	48	111	0	48	85	0	139	747
January 2015	917	80	132	0	135	220	0	0	1797
% Change	-65.1	-40.0	-15.9	n/a	-64.4	-61.4	n/a	n/a	-58.4
Year-to-date 2016	320	48	111	0	48	85	0	139	747
Year-to-date 2015	917	80	132	0	135	220	0	0	1797
% Change	-65.1	-40.0	-15.9	n/a	-64.4	-61.4	n/a	n/a	-58.4
UNDER CONSTRUCTION									
January 2016	3,366	710	320	2	1,148	4,360	96	3,903	13,907
January 2015	5,238	1,366	132	0	3,118	7,938	0	1,389	19,981
% Change	-35.7	-48.0	142.4	n/a	-63.2	-45.1	n/a	180.9	-30.4
COMPLETIONS									
January 2016	320	62	3	0	173	339	0	0	897
January 2015	638	56	0	0	76	59	0	0	829
% Change	-49.8	10.7	n/a	n/a	127.6	**	n/a	n/a	8.2
Year-to-date 2016	320	62	3	0	173	339	0	0	897
Year-to-date 2015	638	56	0	0	76	59	0	0	829
% Change	-49.8	10.7	n/a	n/a	127.6	**	n/a	n/a	8.2
COMPLETED & NOT ABSORBED									
January 2016	1,648	1,148	11	0	1,128	2,137	n/a	n/a	6,072
January 2015	327	167	2	0	18	1	n/a	n/a	1,015
% Change	3.8	1,011.1	450.0	n/a	**	**	n/a	n/a	5.8
ABSORBED									
January 2016	219	85	3	0	1,128	1,102	n/a	n/a	7,102
January 2015	1,167	69	0	0	78	59	n/a	n/a	6,811
% Change	-81.2	23.2	n/a	n/a	1,346.2	**	n/a	n/a	4.3
Year-to-date 2016	219	85	3	0	1,128	1,102	n/a	n/a	7,102
Year-to-date 2015	1,167	69	0	0	78	59	n/a	n/a	6,811
% Change	-81.2	23.2	n/a	n/a	1,346.2	**	n/a	n/a	4.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
January 2016	197	30	0	0	69	85	0	139	661
January 2015	317	60	8	0	60	333	0	0	778
Airdrie									
January 2016	56	10	11	0	0	0	0	0	67
January 2015	45	8	0	0	0	0	0	0	45
Balzac									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
January 2016	7	0	0	0	11	0	0	0	18
January 2015	11	0	0	0	0	0	0	0	11
Cochrane									
January 2016	26	6	0	0	0	0	0	0	32
January 2015	18	6	0	0	32	0	0	0	56
Crossfield									
January 2016	3	2	0	0	0	0	0	0	5
January 2015	0	0	0	0	0	0	0	0	0
Irricana									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	26	0	0	0	2	0	0	0	27
Tsuu Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	225	48	11	0	68	85	0	139	577
January 2015	317	69	12	0	100	333	0	0	767

Table 1.2 Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row / Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
CANADA MORTGAGE AND HOUSING CORPORATION									
Calgary City									
January 2016	1,051	185	185	5	85	1,054	16	1,151	11,979
January 2015	2,169	369	0	0	1,139	7,331	0	1,481	13,489
Airdrie									
January 2016	206	52	91	0	130	129	0	91	1,197
January 2015	468	74	97	0	197	48	0	162	1,145
Balzac									
January 2016	5	0	0	0	0	0	0	0	5
January 2015	1	0	0	0	0	0	0	0	1
Chestermere Cells									
January 2016	109	0	0	0	11	0	0	0	136
January 2015	315	20	81	0	90	0	0	0	516
Cochrane									
January 2016	138	76	0	0	124	90	56	0	484
January 2015	311	74	0	0	156	91	0	0	644
Crossfield									
January 2016	15	0	0	0	0	0	0	0	15
January 2015	11	0	0	0	0	0	0	0	11
Irricana									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	179	15	0	0	0	0	0	0	194
January 2015	169	0	0	0	10	0	0	0	179
Rural Rocky View									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	1,944	703	334	5	1,149	1,561	56	1,551	13,521
January 2015	3,038	1,048	178	0	1,118	7,598	0	1,643	15,078

Table 1.2: Housing Activity Summary by Submarket

January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
January 2016	157	32	0	0	106	329	0	0	624
January 2015	294	30	0	0	51	59	0	0	442
Airdrie									
January 2016	26	4	3	0	35	0	0	0	68
January 2015	60	4	0	0	15	0	0	0	87
Beiseker									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
January 2016	9	0	0	0	0	0	0	0	9
January 2015	29	0	0	0	0	0	0	0	29
Cochrane									
January 2016	12	6	0	0	32	0	8	0	58
January 2015	37	14	0	0	8	0	0	0	59
Crossfield									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	3	0	0	0	0	0	0	0	3
Irricana									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2016	19	0	0	0	0	0	0	0	19
January 2015	7	0	0	0	0	0	0	0	7
Tsuu T'ina Nation									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2016	225	42	3	0	173	329	8	0	780
January 2015	430	56	0	0	74	59	0	0	627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
January 2016	262	103	0	0	115	216	n/a	n/a	696
January 2015	260	39	0	0	11	0	n/a	n/a	310
Airdrie									
January 2016	40	2	1	0	5	1	n/a	n/a	49
January 2015	41	0	0	0	1	1	n/a	n/a	43
Balzac									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
January 2016	12	1	0	0	0	0	n/a	n/a	13
January 2015	18	0	0	0	0	0	n/a	n/a	18
Cochrane									
January 2016	29	12	0	0	4	0	n/a	n/a	45
January 2015	33	8	2	0	6	0	n/a	n/a	49
Crossfield									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2016	21	0	0	0	0	0	n/a	n/a	21
January 2015	5	0	0	0	0	0	n/a	n/a	5
Tsuut'ina Nation									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2016	364	118	1	0	124	217	n/a	n/a	824
January 2015	357	47	2	0	18	1	n/a	n/a	425

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
January 2016	149	36	0	0	89	332	n/a	n/a	606
January 2015	302	51	0	0	54	59	n/a	n/a	466
Airdrie									
January 2016	28	4	3	0	35	0	n/a	n/a	70
January 2015	68	4	0	0	15	0	n/a	n/a	87
Beiseker									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
January 2016	10	0	0	0	0	0	n/a	n/a	10
January 2015	29	0	0	0	0	0	n/a	n/a	29
Cochrane									
January 2016	12	6	0	0	31	0	n/a	n/a	49
January 2015	37	14	0	0	9	0	n/a	n/a	60
Crossfield									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	4	0	0	0	0	0	n/a	n/a	4
Irricana									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2016	18	0	0	0	0	0	n/a	n/a	18
January 2015	7	0	0	0	0	0	n/a	n/a	7
Tsuu T'ina First Nation									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2016	219	46	3	0	155	332	n/a	n/a	755
January 2015	447	69	0	0	78	59	n/a	n/a	653

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Calgary City	147	217	30	62	49	64	215	233	441	576	-23.4
Airdrie	36	45	12	4	19	16	0	0	67	65	3.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	7	11	0	8	11	0	0	0	18	19	-5.3
Cochrane	24	19	4	6	0	35	0	0	28	60	-53.3
Crossfield	3	0	2	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	25	0	2	0	0	0	0	7	27	-74.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	317	48	82	79	115	215	233	567	747	-24.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	147	217	30	62	49	64	215	233	441	576	-23.4
Airdrie	36	45	12	4	19	16	0	0	67	65	3.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	7	11	0	8	11	0	0	0	18	19	-5.3
Cochrane	24	19	4	6	0	35	0	0	28	60	-53.3
Crossfield	3	0	2	0	0	0	0	0	5	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	25	0	2	0	0	0	0	7	27	-74.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	317	48	82	79	115	215	233	567	747	-24.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market January 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	49	64	0	0	85	233	130	0
Airdrie	19	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	0	35	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	79	115	0	0	85	233	130	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - January 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	49	64	0	0	85	233	130	0
Airdrie	19	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	0	0	0	0	0	0	0
Cochrane	0	35	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	79	115	0	0	85	233	130	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	177	283	134	293	130	0	441	576
Airdrie	59	57	8	8	0	0	67	65
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	7	19	11	0	0	0	18	19
Cochrane	28	25	0	35	0	0	28	60
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	25	0	2	0	0	7	27
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	284	409	153	338	130	0	567	747

Table 2.5: Starts by Submarket and by Intended Market January - January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	177	283	134	293	130	0	441	576
Airdrie	59	57	8	8	0	0	67	65
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	7	19	11	0	0	0	18	19
Cochrane	28	25	0	35	0	0	28	60
Crossfield	5	0	0	0	0	0	5	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	25	0	2	0	0	7	27
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	284	409	153	338	130	0	567	747

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Calgary City	157	294	34	38	104	51	329	59	624	442	41.2
Airdrie	26	68	4	4	38	15	0	0	68	87	-21.8
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	9	29	0	0	0	0	0	0	9	29	-69.0
Cochrane	12	37	6	14	40	8	0	0	58	59	-1.7
Crossfield	1	3	0	0	0	0	0	0	1	3	-66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	7	0	0	0	0	0	0	19	7	171.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	438	44	56	182	74	329	59	780	627	24.4

Table 3.1: Completions by Submarket and by Dwelling Type January - January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	157	294	34	38	104	51	329	59	624	442	41.2
Airdrie	26	68	4	4	38	15	0	0	68	87	-21.8
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	9	29	0	0	0	0	0	0	9	29	-69.0
Cochrane	12	37	6	14	40	8	0	0	58	59	-1.7
Crossfield	1	3	0	0	0	0	0	0	1	3	-66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	7	0	0	0	0	0	0	19	7	171.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	225	438	44	56	182	74	329	59	780	627	24.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	104	51	0	0	329	59	0	0
Airdrie	38	15	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	32	8	8	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	174	74	8	0	329	59	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	104	51	0	0	329	59	0	0
Airdrie	38	15	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	32	8	8	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	174	74	8	0	329	59	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Calgary City	189	332	435	110	0	0	624	442
Airdrie	33	72	35	15	0	0	68	87
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	9	29	0	0	0	0	9	29
Cochrane	18	51	32	8	8	0	58	59
Crossfield	1	3	0	0	0	0	1	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	7	0	0	0	0	19	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	270	494	502	133	8	0	780	627

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	189	332	435	110	0	0	624	442
Airdrie	33	72	35	15	0	0	68	87
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	9	29	0	0	0	0	9	29
Cochrane	18	51	32	8	8	0	58	59
Crossfield	1	3	0	0	0	0	1	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	7	0	0	0	0	19	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	270	494	502	133	8	0	780	627

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
January 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
January 2015	110	36.4	82	27.2	40	13.2	33	10.9	37	12.3	302	590,000	658,659
Year-to-date 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
Year-to-date 2015	110	36.4	82	27.2	40	13.2	33	10.9	37	12.3	302	590,000	658,659
Airdrie													
January 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
January 2015	11	16.2	29	42.6	21	30.9	5	7.4	2	2.9	68	622,500	641,627
Year-to-date 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
Year-to-date 2015	11	16.2	29	42.6	21	30.9	5	7.4	2	2.9	68	622,500	641,627
Balzac													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
January 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
January 2015	5	17.2	6	20.7	10	34.5	7	24.1	1	3.4	29	685,000	668,086
Year-to-date 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
Year-to-date 2015	5	17.2	6	20.7	10	34.5	7	24.1	1	3.4	29	685,000	668,086
Cochrane													
January 2016	8	66.7	3	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
January 2015	23	62.2	4	10.8	2	5.4	6	16.2	2	5.4	37	515,000	579,428
Year-to-date 2016	8	66.7	1	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
Year-to-date 2015	23	62.2	4	10.8	2	5.4	6	16.2	2	5.4	37	515,000	579,428
Cremlield													
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	454,100
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	454,100
Irricana													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
January 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,313,328
January 2015	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	-	916,229
Year-to-date 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,313,328
Year-to-date 2015	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	-	916,229
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
January 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,630
January 2015	154	34.5	122	27.3	73	16.3	51	11.4	47	10.5	447	600,000	612,391
Year-to-date 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,630
Year-to-date 2015	154	34.5	122	27.3	73	16.3	51	11.4	47	10.5	447	600,000	612,391

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2014

Subarea/Area	Jan 2014	Jan 2013	% Change	YTD 2014	YTD 2013	% Change
Calgary City	631,730	638,659	-1.0	631,730	638,659	-1.0
Airdrie	598,571	641,627	-6.7	598,571	641,627	-6.7
Beiseker	-	-	n/a	-	-	n/a
Cheswomere Lake	-	668,586	n/a	-	668,586	n/a
Cochrane	553,700	579,438	-4.4	553,700	579,438	-4.4
Crossfield	-	454,100	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,353,328	816,229	65.7	1,353,328	816,229	65.7
Tsuu Nations	-	-	n/a	-	-	n/a
Calgary CMA	699,638	662,591	6.0	699,638	662,591	6.0

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Calgary
January 2016

		Number of Sales[1]	Y/Y[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Months of New Listings SA[1]	Average Price[1] ($)	Y/Y[2] (%)	Average Price[1] ($) SA
2015	January	1,162	-30.5	1,891	4,102	4,575	4.1	457,508	-1.4	448,767
	February	1,248	-28.7	1,852	3,767	3,739	3.7	465,794	-0.6	459,858
	March	2,215	-30.1	2,140	5,853	5,238	5.3	457,902	-1.3	450,650
	April	2,406	-27.2	2,360	5,815	5,883	5.3	455,705	-0.2	454,295
	May	2,748	-28.3	2,475	6,535	5,980	5.3	462,741	0.1	455,363
	June	2,795	-31.7	2,488	5,728	5,156	4.5	462,760	-0.3	456,399
	July	2,263	-15.3	2,176	5,751	5,566	4.6	459,558	0.3	457,865
	August	2,139	-28.1	2,367	5,946	5,358	4.1	455,260	-1.3	456,011
	September	1,866	-34.3	1,893	5,866	5,230	3.8	445,748	-3.8	448,840
	October	1,810	-36.4	1,938	5,926	5,269	3.5	446,535	-4.4	457,651
	November	1,617	-26.5	1,807	5,784	5,975	4.0	446,959	-3.7	457,327
	December	1,109	-20.8	1,804	3,707	4,216	3.1	451,297	-0.4	457,385
2016	January	1,802	-1.4	1,699	5,956	5,855	4.3	459,222	0.4	459,308
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	6,731	-32.9		16,782			448,112	-3.0	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	1,162	-30.5		5,115			457,508	-1.4	
	YTD 2016	1,802	-1.4		5,956			459,222	0.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CREA, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, Calgare (1986 =100)	CPI, SPO (1992 =100)	Calgare Labour Market			
		5 yr. Fix Rate $100,000	Mortgage Rates (%)				Employment (in 1,000's)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	3 Yr. Term						
2015	January	3.09	3.14	4.79	111.3	133.7	897	8.2	79.4	1,133
	February	3.07	3.09	4.79	111.3	132.6	899	8.0	79.4	1,135
	March	3.07	3.09	4.79	110.8	133.4	901	8.2	79.6	1,135
	April	3.01	3.09	4.69	110.4	133.6	897	8.7	79.6	1,135
	May	3.01	3.09	4.69	110.4	134.1	897	9.0	79.6	1,133
	June	3.01	3.09	4.69	110.5	135.0	903	9.1	79.5	1,135
	July	3.01	3.09	4.69	110.3	135.1	897	9.0	79.3	1,136
	August	3.01	3.09	4.69	110.3	135.3	893	7.9	79.0	1,135
	September	3.01	3.09	4.69	110.3	135.1	898	7.9	79.1	1,135
	October	3.01	3.09	4.69	110.3	135.7	894	8.9	79.4	1,136
	November	3.01	3.14	4.69	110.3	135.3	899	8.9	79.6	1,136
	December	3.01	3.14	4.69	110.3	134.1	902	7.9	79.8	1,131
2016	January	3.01	3.14	4.69		134.3	899	7.7	79.5	1,134
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

5 yr. means Principal and interest payments of $100,000 mortgage amortized over 25 years using current 5 year interest rate.
NHPI means New Housing Price Index
CPI means Consumer Price Index
SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hosted accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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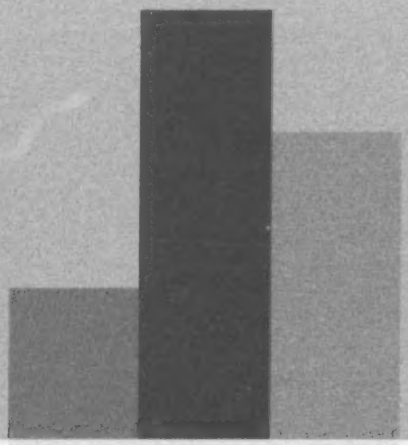

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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